WARRANTY DEED

Karen Johnson
Batch# 846210
04/27/2022 10:15:46 AM
Fees: $18.00 Taxes: $1,036.00

Davidson County
DEEDWARR
3 pgs

20220427-0048451

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert S. Hill	Caliber Home Loans, Inc	120-05-0-026.00
(NAME)	(NAME)	
753 Winthorne Dr	1525 S Beltline Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darryl Harvey, Trustee of The Winthorne Trust u/a May 14, 2020,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert S. Hill,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Glengarry Park Subdivision, Section 3, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 326 fronts 84.0 feet on the southwesterly margin of Winthorne Drive, and extends back between lines measuring 165.5 feet on the northwesterly side and 165.0 feet on the southeasterly side, to a dead line in the rear on which it measures 84.0 feet.

Being the same property conveyed to Robert F. Spann, Trustee, from James B. Ragan, Jr.; and then to James B. Ragan, Jr. with a life estate to Martha Love Hammons, with the remainder interest to John Denning Shaffer, Jr. from Robert F. Spann, Trustee, by Quitclaim Deed of record in Instrument Number 20070504-0054104, Register's Office for Davidson County, Tennessee and further Martha Love Hammons conveying her life estate to James B. Ragan by Quitclaim Deed dated May 27, 2008 and filed for record as instrument No. 20080529-0054485 in the Register's Office for Davidson County, Tennessee. The said James B. Ragan having died December 13, 2018 and Martha Love Hammons having died September 2021 the property would vest to the remainder John Denning who conveyed his interest to Darryl Harvey, Trustee of the Winthorne Trust by Quitclaim Deed dated May 5, 2020 and filed for record as Instrument No. 20200519-0052027, Register's Office for Davidson County, Tennessee. See also the Final Order of the Chancery Court for the Twentieth Judicial district of Davidson County, Tennessee and filed for record in the Register's Office as Instrument No. 20220324-0033976 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 753 Winthorne Dr, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25 day of April, 2022.

Darryl Harvey as Trustee

Darryl Harvey as Trustee, Winthorne Trust

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darryl Harvey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Winthorne Trust and that he as such Trustee, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 25th day of April, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202203036

